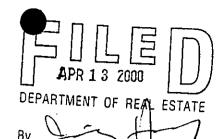
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Department of Real Estate 320 West 4th Street, Suite 350 Los Angeles, California 90013 (213) 576-6905

and HARWIN MANAGEMENT

GROUP, INC.



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10 To:

HILARY M. HARWIN doing business as Harwin Management Group

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COURT PAPER STATE OF CALIFORNIA STO. 113 (REV. 3-95) OSP 98 10924 DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

No. H- 28485 LA

ORDER TO DESIST

AND REFRAIN

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be conducted of your activities as described herein, and based upon the findings of that investigation, is of the opinion that you have each violated Section 10130 of the California Business and Professions Code (Code).

Ι

At no time mentioned were you, HILARY M. HARWIN or you, HARWIN MANAGEMENT GROUP, INC., licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker or licensed as a real estate salesperson and employed by a real estate broker.

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1 ΙI 2 During 1999, acting as the agent of the seven owners of 3 seventeen separate real properties located in California, you have 4 negotiated leases to various tenants and collected rents from the 5 tenants residing on said properties. For said services you were 6 paid a compensation by these various owners, named Linda Lorenzen, 7 Rudy, Carmen and Claudia Castillo, Ed and Barbara Harwin and Chris 8 Dorn. 9 III 10 Your conduct, as described in Paragraph II, is that of 11 a real estate broker as set forth in Section 10131(b) of the Code. 12 13 You each violated Section 10130 of the Code by acting 14 in the capacity of a broker when you were not licensed as a real 15 estate broker or licensed as a real estate salesperson and 16 employed by a real estate broker. 17 NOW, THEREFORE, YOU, HILARY M. HARWIN AND YOU, HARWIN 18 MANAGEMENT GROUP, INC. ARE ORDERED TO DESIST AND REFRAIN from 19 performing any and all acts requiring a real estate license in 20 California unless and until such time as you obtain the required 21 license from the Department. 22 epul 10, 2000. DATED: 23 PAULA REDDISH ZINNEMANN 24 Real Estate Commissioner 25 26

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